

VARIANCE AND MINOR EXCEPTION



DEPARTMENT OF DEVELOPMENT SERVICES
10601 Magnolia Avenue
Santee, CA 92071
(619) 258-4100, Ext 167

THIS PROVIDES AN OVERVIEW OF THE VARIANCE AND MINOR EXCEPTION PERMIT PROCESS AND THE REQUIRED APPLICATION FORMS.

PURPOSE:

The purpose of a **variance** is to provide flexibility from the strict application of development standards when special circumstances pertaining to the property such as size, shape, topography, or location deprives such property of privileges enjoyed by other property in the vicinity and in the same district, consistent with the objectives of the development code. Any variance granted shall be subject to such conditions where the adjustment authorized does not grant special privileges inconsistent with the limitations upon other properties in the vicinity and district in which such property is situated.

The purpose of a **minor exception** is to provide flexibility necessary to achieve the objectives of the development code. Selected site development regulations and applicable off-street parking requirements are subject to administrative review and adjustment in those circumstances where such adjustment will be compatible with adjoining uses or is necessary to provide reasonable accommodation for persons with disabilities, and consistent with state or federal law, and consistent with the goals and objectives of the general plan and the intent of the code.

PROJECTS SUBJECT TO A VARIANCE OR MINOR EXCEPTION

A summary of development standard adjustments requiring a variance or a minor exception are listed below. Requests that exceed the adjustments listed under minor exception require a variance.

Variance (SMC Section 13.06.040)

Fence/wall heights	Loading facilities
Setbacks	Screening
Lot coverage	Usable open space
Building height	Hedges
Landscaping	Site area
On-street parking	Off-street parking

Minor Exception (SMC Section 13.06.050)

Fence/wall height maximum 2' increase
Setback decrease by no more than 25%
Lot coverage maximum increase 10%
Building height maximum increase 10%
Paved surface increase by no more than 25%
On-site parking maximum reduction 25%
25% of required parking may be located off-site

PROCESS FOR VARIANCE OR MINOR EXCEPTION:

Filing of the Application

1. Contact the Department of Development Services prior to submitting an application to discuss the feasibility of the proposed request.
2. Complete the Variance/Minor Exception Application, submit the required materials listed on the submittal checklist, and any other materials requested by staff to the Department of Development Services.

NOTE: Detach the information pages prior to submitting the application

Staff Review

3. The project planner will review the materials to ensure that all of the required information is submitted. This completeness check shall be completed within 30 days of project submittal.
4. After all the required information has been provided to the project planner, a public hearing date will be scheduled with the Director of Development Services for a variance request or a Director's decision date will be scheduled with the Director of Development Services for a minor exception request.

Public Notification and Public Hearing for **Variance***

5. At least 10 days prior to the public hearing, property owners within 300 feet of the project site will be notified by mail of the forthcoming public hearing. The notice will describe the variance request and identify the time, date, and place of the public hearing.
6. Staff will make a recommendation to the Director of Development Services to approve, deny, or continue the application. Based on the required findings for a variance, the Director may approve the request with or without conditions, deny the request, or continue the public hearing to a later date.

Public Notification and Director's Decision for **Minor Exception***

7. The applicant and contiguous property owners will be notified 10 days prior to the Director's decision. The notice will describe the minor exception request and will state the project address, decision date, and the name of the Director of Development Services and contact information.
8. The Director may approve the request with or without conditions, deny the request, or continue the decision to a later date based on the required findings for a minor exception.

Appeal

9. The decision of the Director of Development Services may be appealed within 10 days of the decision. If no appeal is filed within 10 days, the decision of the Director becomes effective.

* If the request for a variance or minor exception is associated with a project that requires review by the City Council (i.e. Development Review Permit, Conditional Use Permit, Tentative Map, etc.), the City Council will be the reviewing authority on the variance or minor exception.

SUBMITTAL CHECKLIST

1. APPLICATION

- a. _____ Completed and signed Variance/Minor Exception Application
- b. _____ Environmental Information Form
- c. _____ Sewer & Water Availability Forms (signed by Padre Dam Municipal Water District) Print forms at <http://www.padredam.org/242/Development-Services>
- d. _____ Storm Water Intake Form <http://www.cityofsanteeca.gov/index.aspx?page=585>
- e. _____ Hazardous Waste Statement
- f. _____ Ownership Disclosure Statement
- g. _____ Applicants Statement of Justification for Required Findings

2. PLANS (Eight copies 24" x 36" - collated, stapled and folded in sets to 8½" x 11" size and two sets 11" x 17")

- a. _____ As requested by Development Services Department

3. TITLE REPORT

- a. _____ Three copies of current (not more than six months old) Preliminary Title Report and Grant Deed. The Preliminary Title Report shall have a copy of each easement referenced in the report.

4. PUBLIC NOTICE PACKAGE required for VARIANCE

- a. One (1) set of San Diego County Assessor's map(s), prepared by a Title Company, marked-up showing the entire property outlined in red with a green line encircling the property at a distance of 300 feet from the property line. Each parcel lying wholly or in-part with the 300 feet shall have its Assessor's number colored yellow with a "highlighter" pen or yellow colored pencil. Assessor's maps must be 11" x 17" (full size) at true scale and not reduced.
- b. Two (2) sets of mailing labels and one (1) copy of mailing labels in the standard mailing address format (Avery Template 5360). The list of labels shall be prepared by a Title Company. The typed list must include all affected property owner's parcels highlighted in yellow as above; by Assessor's Parcel Number with names and address. The addresses must be the property owner and not the leaser or renter. In addition, the mailing list shall include the name and address of the subject property owner, applicant, and the agent or individual responsible for the request.
- c. If a mobile home park and/or a multi-family residential development are located within the 300-foot radius of the project site, an additional mailing label shall be provided for the occupant. The label shall be addressed to "Occupant" and shall include the Assessor's Parcel Number and address.
Contact staff to verify this requirement
- d. Envelopes and stamps are not required. Costs associated with the required public mailing/noticing will be charged to the project deposit account.

5. PUBLIC NOTICE PACKAGE required for MINOR EXCEPTION

- a. _____ The Development Services Department will notify contiguous property owners by mail. The applicant is responsible for postage fees and associated mailing fees.

6. FEES

- a. _____ Variance/Minor Exception Deposit (for new development)
- b. _____ Variance/Minor Exception Fee (for existing residential developed property)
- c. _____ Minor Exception



☐ **VARIANCE**
☐ **MINOR EXCEPTION**
APPLICATION

FOR DEPARTMENT USE ONLY

Department of Development Services
10601 Magnolia Avenue, Santee, CA 92071-1222
(619) 258-4100, Extension 167

Site Location: _____

Assessor Parcel Number(s): _____

1. Applicant

Name: _____

Address: _____

Phone: _____

Email: _____

Signature: _____

Print Name: _____

2. Property Owner

Name: _____

Address: _____

Phone: _____

Email: _____

Signature: _____
(Authorizing Applicant to Submit Application)

Print Name: _____

3. Applicant Representative

Name: _____

Address: _____

Phone: _____

Email: _____

Signature: _____

Print Name: _____

4. Designer/Engineer

Name: _____

Address: _____

Phone: _____

Email: _____

Signature: _____

Print Name: _____

5. Parcel Size (Acres): _____

6. Building Size (sq. ft.): _____

7. Existing Land Use: _____

8. General Plan Land Use Designation: _____

9. Zone Designation: _____

10. **Variance/Minor Exception Request:** Fully describe your proposal below or on attached sheet, if more space is required. The description shall include the required minimum development standards, the maximum allowed adjustment, and the proposed adjustment.

NOTICE TO CONTIGUOUS PROPERTY OWNERS OF MINOR EXCEPTION

We, the undersigned owners of property adjoining and across the street from the building site, certify that we have been provided notice of the Variance(s) requested.

Property Owner Name

Assessor's Parcel Number

I hereby certify that the above signatures are the owners of all of the property adjoining and across the street from the building site described above.

Signature

Date

APPLICANT'S STATEMENTS OF JUSTIFICATION

Findings: Before approving a discretionary permit, the City shall make certain findings that the circumstances prescribed below do apply. **On a separate sheet of paper, explain how your project meets the findings for the specific permit requested:**

VARIANCE FINDINGS:

Before granting a variance, the Director shall make the following findings that the circumstances prescribed below do apply:

1. That strict or literal interpretation and enforcement of the specified regulation would result in practical difficulty or unnecessary physical hardship inconsistent with the objectives of this code;
2. That there are exceptional or extraordinary circumstances or conditions applicable to the property involved or to the intended use of the property that do not apply generally to other properties in the same zone;
3. That strict or literal interpretation and enforcement of the specified regulation would deprive the applicant of privileges enjoyed by the owners of other properties in the same zone;
4. That the granting of the variance will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity.

MINOR EXCEPTION FINDINGS:

The Director shall make the following findings when approving an application for a minor exception:

1. That strict or literal interpretation and enforcement of the specified regulation would result in practical difficulty or unnecessary physical hardship inconsistent with the objectives of the general plan and intent of the development code.
2. That there are exceptional circumstances or conditions applicable to the property involved or to the intended use of the property that do not apply generally to other properties in the same district.
3. That strict or literal interpretation and enforcement of the specified regulation would deprive the applicant of privileges enjoyed by other property owners in the same district.
4. That the granting of the minor exception will not constitute a grant of special privilege inconsistent with the limitations on other properties classified in the same district, and will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity.

I, the undersigned, under penalty of perjury, claim the information contained within this application is correct to the best of my knowledge.

Signed: _____
(applicant)

Please Print Name: _____

CITY OF SANTEE
ENVIRONMENTAL INFORMATION FORM

Permit Application: _____
Date Submitted: _____

1. **Project Title:** _____
2. **Proposed Use of the Site:** _____
3. **Project Location:** _____
4. **Project APN(s):** _____
5.

Applicant	Property Owner
Name: _____	Name: _____
Address: _____	Address: _____
City, State, ZIP: _____	City, State, ZIP: _____
Telephone: _____	Telephone: _____
6. **Description of Project:** Describe the whole action involved, including but not limited to later phases of the project, and any secondary, support, or off-site features necessary for its implementation. Attach additional sheet(s) if necessary. **Attach a site plan and vicinity map in 8 ½" X 11" format.**

7. **Existing General Plan Designation:** _____
8. **Existing Zoning:** _____
9. **Existing Conditions:** (Is the site currently served by the following?)

Paved Road	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Water Services	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Sewer Services	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Septic System	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Electric Service	<input type="checkbox"/> Yes	<input type="checkbox"/> No
10. **Surrounding Land Uses and Setting:** Briefly describe the project's surroundings, including plants, animals, any cultural, historic, or scenic aspects, type of land use, intensity of land use, and scale of development.

North: _____
South: _____
East: _____
West: _____
11. **Gillespie Field Airport Land Use Compatibility Plan (ALUCP):** Use the SD Airport Authority online tool <http://www.san.org/Airport-Projects/Land-Use-Compatibility#118025-gis-data> to answer the following:

Airport Influence Area (AIA) (Exhibit III-5): <input type="checkbox"/> 1 <input type="checkbox"/> 2 <input type="checkbox"/> Not Applicable	Overflight Zone (Exhibit III-4): <input type="checkbox"/> Yes <input type="checkbox"/> No
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Safety Zone (Exhibit III-2):

- ☐ 1
☐ 2
☐ 3
☐ 4
☐ 5
☐ 6
☐ None

Noise Contour (Exhibit III-1):

- ☐ < 60dB CNEL
☐ 60-65dB CNEL
☐ 65-70dB CNEL
☐ 70-75 dB CNEL
☐ 75+dB CNEL

Avigation Easement Area (Exhibit III-6):

- ☐ Yes
☐ No

FAA Height Notification Boundary (Exhibit III-3):

- ☐ Yes
☐ No

The entire Gillespie Field plan can be download from:

<http://www.san.org/Airport-Projects/Land-Use-Compatibility#118076-alucps>

12. Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement, including those required by local regional, state, and federal agencies):

13. **TOPOGRAPHY:** Describe the existing topography of the site.

14. **WILL GRADING BE REQUIRED?** ☐ Yes ☐ No

CUT (CU/YDS): _____ FILL(CU/YDS): _____ PERCENT OF LOT GRADED: _____

CERTIFICATION: I hereby certify that the statements furnished above and in the attached exhibits present the data and information required for this initial evaluation to the best of my ability, and that the facts, statements, and information presented are true and correct to the best of my knowledge and belief.

Date: _____

Applicant Signature

For (Name of the Property Owner)

ATTACHMENT

ATTACH ADDITIONAL SHEETS, AS NEEDED, TO FULLY EXPLAIN ANY OF THE ANSWERS TO THE FOLLOWING QUESTIONS

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

- | | | |
|--|---|---|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Agriculture / Forestry Resources | <input type="checkbox"/> Air Quality |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Energy |
| <input type="checkbox"/> Geology / Soils | <input type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Hazards & Hazardous Materials |
| <input type="checkbox"/> Hydrology / Water Quality | <input type="checkbox"/> Land Use / Planning | <input type="checkbox"/> Mineral Resources |
| <input type="checkbox"/> Noise | <input type="checkbox"/> Population / Housing | <input type="checkbox"/> Public Services |
| <input type="checkbox"/> Recreation | <input type="checkbox"/> Transportation | <input type="checkbox"/> Tribal Cultural Resources |
| <input type="checkbox"/> Utilities / Service Systems | <input type="checkbox"/> Wildfire | <input type="checkbox"/> Mandatory Findings of Significance |

I. AESTHETICS. Except as provided in Public Resources Code Section 21099, would the project:

a) Have a substantial adverse effect on scenic vista?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant with Mitigation Incorporated |
| <input type="checkbox"/> Less Than Significant Impact | <input type="checkbox"/> No Impact |

Discussion:

b) Substantially damage scenic resources, including, but not limited to trees, rock outcroppings, and historic buildings with a scenic highway?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant with Mitigation Incorporated |
| <input type="checkbox"/> Less Than Significant Impact | <input type="checkbox"/> No Impact |

Discussion:

c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant with Mitigation Incorporated |
| <input type="checkbox"/> Less Than Significant Impact | <input type="checkbox"/> No Impact |

Discussion:

d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant with Mitigation Incorporated |
| <input type="checkbox"/> Less Than Significant Impact | <input type="checkbox"/> No Impact |

Discussion:

II. AGRICULTURE AND FORESTRY RESOURCES. In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and the forest carbon measurement methodology provided in Forest protocols adopted by the California Air Resource Board – Would the project:

- a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?

☐ Potentially Significant Impact

☐ Less than Significant with Mitigation Incorporated

☐ Less Than Significant Impact

☐ No Impact

Discussion:

- b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?

☐ Potentially Significant Impact

☐ Less than Significant with Mitigation Incorporated

☐ Less Than Significant Impact

☐ No Impact

Discussion:

- c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?

☐ Potentially Significant Impact

☐ Less than Significant with Mitigation Incorporated

☐ Less Than Significant Impact

☐ No Impact

Discussion:

- d) Result in the loss of forest land or conversion of forest land to non-forest use?

☐ Potentially Significant Impact

☐ Less than Significant with Mitigation Incorporated

☐ Less Than Significant Impact

☐ No Impact

Discussion:

- e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?

☐ Potentially Significant Impact

☐ Less than Significant with Mitigation Incorporated

☐ Less Than Significant Impact

☐ No Impact

Discussion:

III. AIR QUALITY. Where available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied upon to make the following determinations. Would the project:

- a) Conflict with or obstruct implementation of the applicable air quality plan?

☐ Potentially Significant Impact

☐ Less than Significant with Mitigation Incorporated

☐ Less Than Significant Impact

☐ No Impact

Discussion:

- b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?

☐ Potentially Significant Impact

☐ Less than Significant with Mitigation Incorporated

☐ Less Than Significant Impact

☐ No Impact

Discussion:

- c) Expose sensitive receptors to substantial pollutant concentrations?

☐ Potentially Significant Impact

☐ Less than Significant with Mitigation Incorporated

☐ Less Than Significant Impact

☐ No Impact

Discussion:

- d) Result in other emissions (such as those leading to odors adversely affecting a substantial number of people)?

☐ Potentially Significant Impact

☐ Less than Significant with Mitigation Incorporated

☐ Less Than Significant Impact

☐ No Impact

Discussion:

IV. BIOLOGICAL RESOURCES. Would the project:

- a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?

☐ Potentially Significant Impact

☐ Less than Significant with Mitigation Incorporated

☐ Less Than Significant Impact

☐ No Impact

Discussion:

- b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?

☐ Potentially Significant Impact

☐ Less than Significant with Mitigation Incorporated

☐ Less Than Significant Impact

☐ No Impact

Discussion:

- c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?

☐ Potentially Significant Impact

☐ Less than Significant with Mitigation Incorporated

☐ Less Than Significant Impact

☐ No Impact

Discussion:

- d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?

☐ Potentially Significant Impact

☐ Less than Significant with Mitigation Incorporated

☐ Less Than Significant Impact

☐ No Impact

Discussion:

- e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?

☐ Potentially Significant Impact

☐ Less than Significant with Mitigation Incorporated

☐ Less Than Significant Impact

☐ No Impact

Discussion:

- f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?

☐ Potentially Significant Impact

☐ Less than Significant with Mitigation Incorporated

☐ Less Than Significant Impact

☐ No Impact

Discussion:

V. CULTURAL RESOURCES. Would the project:

- a) Cause a substantial adverse change in the significance of a historical resource pursuant to § 15064.5?

☐ Potentially Significant Impact

☐ Less than Significant with Mitigation Incorporated

☐ Less Than Significant Impact

☐ No Impact

Discussion:

- b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?

☐ Potentially Significant Impact

☐ Less than Significant with Mitigation Incorporated

☐ Less Than Significant Impact

☐ No Impact

Discussion:

- c) Disturb any human remains, including those interred outside of formal cemeteries?

☐ Potentially Significant Impact

☐ Less than Significant with Mitigation Incorporated

☐ Less Than Significant Impact

☐ No Impact

Discussion:

VI. ENERGY. Would the project:

- a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?

☐ Potentially Significant Impact

☐ Less than Significant with Mitigation Incorporated

☐ Less Than Significant Impact

☐ No Impact

Discussion:

- b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?

☐ Potentially Significant Impact

☐ Less than Significant with Mitigation Incorporated

☐ Less Than Significant Impact

☐ No Impact

Discussion:

VII. GEOLOGY AND SOILS. Would the project:

a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury or death involving:

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant with Mitigation Incorporated |
| <input type="checkbox"/> Less Than Significant Impact | <input type="checkbox"/> No Impact |

Discussion:

i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant with Mitigation Incorporated |
| <input type="checkbox"/> Less Than Significant Impact | <input type="checkbox"/> No Impact |

Discussion:

ii) Strong seismic ground shaking?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant with Mitigation Incorporated |
| <input type="checkbox"/> Less Than Significant Impact | <input type="checkbox"/> No Impact |

Discussion:

iii) Seismic-related ground failure, including liquefaction?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant with Mitigation Incorporated |
| <input type="checkbox"/> Less Than Significant Impact | <input type="checkbox"/> No Impact |

Discussion:

iv) Landslides?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant with Mitigation Incorporated |
| <input type="checkbox"/> Less Than Significant Impact | <input type="checkbox"/> No Impact |

Discussion:

b) Result in substantial soil erosion or the loss of topsoil?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant with Mitigation Incorporated |
| <input type="checkbox"/> Less Than Significant Impact | <input type="checkbox"/> No Impact |

Discussion:

c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant with Mitigation Incorporated |
| <input type="checkbox"/> Less Than Significant Impact | <input type="checkbox"/> No Impact |

Discussion:

- d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code, creating substantial direct or indirect risks to life or property?

☐ Potentially Significant Impact

☐ Less than Significant with Mitigation Incorporated

☐ Less Than Significant Impact

☐ No Impact

Discussion:

- e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?

☐ Potentially Significant Impact

☐ Less than Significant with Mitigation Incorporated

☐ Less Than Significant Impact

☐ No Impact

Discussion:

- f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

☐ Potentially Significant Impact

☐ Less than Significant with Mitigation Incorporated

☐ Less Than Significant Impact

☐ No Impact

Discussion:

VIII. GREENHOUSE GAS EMISSIONS. Would the project:

- a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?

☐ Potentially Significant Impact

☐ Less than Significant with Mitigation Incorporated

☐ Less Than Significant Impact

☐ No Impact

Discussion:

- b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emission of greenhouse gases?

☐ Potentially Significant Impact

☐ Less than Significant with Mitigation Incorporated

☐ Less Than Significant Impact

☐ No Impact

Discussion:

IX. HAZARDS AND HAZARDOUS MATERIALS. Would the project:

- a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?

☐ Potentially Significant Impact

☐ Less than Significant with Mitigation Incorporated

☐ Less Than Significant Impact

☐ No Impact

Discussion:

- b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?

☐ Potentially Significant Impact

☐ Less than Significant with Mitigation Incorporated

☐ Less Than Significant Impact

☐ No Impact

Discussion:

- c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

☐ Potentially Significant Impact

☐ Less than Significant with Mitigation Incorporated

☐ Less Than Significant Impact

☐ No Impact

Discussion:

- d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?

☐ Potentially Significant Impact

☐ Less than Significant with Mitigation Incorporated

☐ Less Than Significant Impact

☐ No Impact

Discussion:

- e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?

☐ Potentially Significant Impact

☐ Less than Significant with Mitigation Incorporated

☐ Less Than Significant Impact

☐ No Impact

Discussion:

- f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?

☐ Potentially Significant Impact

☐ Less than Significant with Mitigation Incorporated

☐ Less Than Significant Impact

☐ No Impact

Discussion:

- g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?

☐ Potentially Significant Impact

☐ Less than Significant with Mitigation Incorporated

☐ Less Than Significant Impact

☐ No Impact

Discussion:

X. HYDROLOGY AND WATER QUALITY. Would the project:

- a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?

☐ Potentially Significant Impact

☐ Less than Significant with Mitigation Incorporated

☐ Less Than Significant Impact

☐ No Impact

Discussion:

- b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?

☐ Potentially Significant Impact

☐ Less than Significant with Mitigation Incorporated

☐ Less Than Significant Impact

☐ No Impact

Discussion:

- c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:

☐ Potentially Significant Impact

☐ Less than Significant with Mitigation Incorporated

☐ Less Than Significant Impact

☐ No Impact

Discussion:

- i. result in substantial erosion or siltation on- or off-site;

☐ Potentially Significant Impact

☐ Less than Significant with Mitigation Incorporated

☐ Less Than Significant Impact

☐ No Impact

Discussion:

- ii. substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite;

☐ Potentially Significant Impact

☐ Less than Significant with Mitigation Incorporated

☐ Less Than Significant Impact

☐ No Impact

Discussion:

- iii. create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or

☐ Potentially Significant Impact

☐ Less than Significant with Mitigation Incorporated

☐ Less Than Significant Impact

☐ No Impact

Discussion:

- iv. impede or redirect flood flows?

☐ Potentially Significant Impact

☐ Less than Significant with Mitigation Incorporated

☐ Less Than Significant Impact

☐ No Impact

Discussion:

- d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?

☐ Potentially Significant Impact

☐ Less than Significant with Mitigation Incorporated

☐ Less Than Significant Impact

☐ No Impact

Discussion:

- e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?

☐ Potentially Significant Impact

☐ Less than Significant with Mitigation Incorporated

☐ Less Than Significant Impact

☐ No Impact

Discussion:

XI. LAND USE AND PLANNING. Would the project:

- a) Physically divide an established community?

☐ Potentially Significant Impact

☐ Less than Significant with Mitigation Incorporated

☐ Less Than Significant Impact

☐ No Impact

Discussion:

- b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?

☐ Potentially Significant Impact

☐ Less than Significant with Mitigation Incorporated

☐ Less Than Significant Impact

☐ No Impact

Discussion:

XII. MINERAL RESOURCES. Would the project:

- a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?

☐ Potentially Significant Impact

☐ Less than Significant with Mitigation Incorporated

☐ Less Than Significant Impact

☐ No Impact

Discussion:

- b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?

☐ Potentially Significant Impact

☐ Less than Significant with Mitigation Incorporated

☐ Less Than Significant

☐ No Impact

Discussion:

XIII. NOISE. Would the project result in:

- a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?

☐ Potentially Significant Impact

☐ Less than Significant with Mitigation Incorporated

☐ Less Than Significant Impact

☐ No Impact

Discussion:

- b) Generation of excessive groundborne vibration or groundborne noise levels?

☐ Potentially Significant Impact

☐ Less than Significant with Mitigation Incorporated

☐ Less Than Significant Impact

☐ No Impact

Discussion:

- c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?

☐ Potentially Significant Impact

☐ Less than Significant with Mitigation Incorporated

☐ Less Than Significant Impact

☐ No Impact

Discussion:

XIV. POPULATION AND HOUSING. Would the project:

- a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of road or other infrastructure)?

☐ Potentially Significant Impact

☐ Less than Significant with Mitigation Incorporated

☐ Less Than Significant Impact

☐ No Impact

Discussion:

- b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?

☐ Potentially Significant Impact

☐ Less than Significant with Mitigation Incorporated

☐ Less Than Significant Impact

☐ No Impact

Discussion:

XV. PUBLIC SERVICES. Would the project:

- a) Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

i. Fire Protection?

ii. Police Protection?

iii. Schools?

iv. Parks?

v. Other Public Facilities?

☐ Potentially Significant Impact

☐ Less than Significant with Mitigation Incorporated

☐ Less Than Significant Impact

☐ No Impact

Discussion:

XVI. RECREATION.

- a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

☐ Potentially Significant Impact

☐ Less than Significant with Mitigation Incorporated

☐ Less Than Significant Impact

☐ No Impact

Discussion:

- b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which have an adverse physical effect on the environment?

☐ Potentially Significant Impact

☐ Less than Significant with Mitigation Incorporated

☐ Less Than Significant Impact

☐ No Impact

Discussion:

XVII. TRANSPORTATION. Would the project:

- a) Conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?

☐ Potentially Significant Impact ☐ Less than Significant with Mitigation Incorporated
☐ Less Than Significant Impact ☐ No Impact

Discussion:

- b) Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?

☐ Potentially Significant Impact ☐ Less than Significant with Mitigation Incorporated
☐ Less Than Significant Impact ☐ No Impact

Discussion:

- c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?

☐ Potentially Significant Impact ☐ Less than Significant with Mitigation Incorporated
☐ Less Than Significant Impact ☐ No Impact

Discussion:

- d) Result in inadequate emergency access?

☐ Potentially Significant Impact ☐ Less than Significant with Mitigation Incorporated
☐ Less Than Significant Impact ☐ No Impact

Discussion:

XVIII. TRIBAL CULTURAL RESOURCES.

- a) Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in the Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:

- i. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in the Public Resources Code section 5020.1(k), or

☐ Potentially Significant Impact ☐ Less than Significant with Mitigation Incorporated
☐ Less Than Significant Impact ☐ No Impact

Discussion:

- ii. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American Tribe.

☐ Potentially Significant Impact ☐ Less than Significant with Mitigation Incorporated
☐ Less Than Significant Impact ☐ No Impact

Discussion:

XIX. UTILITIES AND SERVICE SYSTEMS. Would the project:

- a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?

☐ Potentially Significant Impact

☐ Less than Significant with Mitigation Incorporated

☐ Less Than Significant Impact

☐ No Impact

Discussion:

- b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?

☐ Potentially Significant Impact

☐ Less than Significant with Mitigation Incorporated

☐ Less Than Significant Impact

☐ No Impact

Discussion:

- c) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?

☐ Potentially Significant Impact

☐ Less than Significant with Mitigation Incorporated

☐ Less Than Significant Impact

☐ No Impact

Discussion:

- d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?

☐ Potentially Significant Impact

☐ Less than Significant with Mitigation Incorporated

☐ Less Than Significant Impact

☐ No Impact

Discussion:

- e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?

☐ Potentially Significant Impact

☐ Less than Significant with Mitigation Incorporated

☐ Less Than Significant Impact

☐ No Impact

Discussion:

XX. WILDFIRE. If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:

- a) Substantially impair an adopted emergency response plan or emergency evacuation plan?

☐ Potentially Significant Impact

☐ Less than Significant with Mitigation Incorporated

☐ Less Than Significant Impact

☐ No Impact

Discussion:

- b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?

☐ Potentially Significant Impact

☐ Less than Significant with Mitigation Incorporated

☐ Less Than Significant Impact

☐ No Impact

Discussion:

- c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?

☐ Potentially Significant Impact

☐ Less than Significant with Mitigation Incorporated

☐ Less Than Significant Impact

☐ No Impact

Discussion:

- d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?

☐ Potentially Significant Impact

☐ Less than Significant with Mitigation Incorporated

☐ Less Than Significant Impact

☐ No Impact

Discussion:

XXI. MANDATORY FINDINGS OF SIGNIFICANCE.

- a) Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?

☐ Potentially Significant Impact

☐ Less than Significant with Mitigation Incorporated

☐ Less Than Significant Impact

☐ No Impact

Discussion:

- b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current project, and the effects of probable future projects.)

☐ Potentially Significant Impact

☐ Less than Significant with Mitigation Incorporated

☐ Less Than Significant Impact

☐ No Impact

Discussion:

- c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?

☐ Potentially Significant Impact

☐ Less than Significant with Mitigation Incorporated

☐ Less Than Significant Impact

☐ No Impact

Discussion:

Authority: Public Resources Code 21083, 21094.5.5

Reference: Public Resources Code Sections 21094.5 and 21094.5.5

**HAZARDOUS WASTE STATEMENT
CITY OF SANTEE**

Application Number:

Section 65962.5(f) of the State of California Government Code requires that prior to the City of Santee accepting a development application; the applicant shall submit a signed statement indicating whether or not the project site has been identified as a hazardous waste or cleanup site.

Check the following sites for information:

1) California Department of Toxic Substance Control (DTSC):

<http://www.envirostor.dtsc.ca.gov/public/>

2) State Water Resources Control Board, Groundwater Ambient Monitoring and Assessment (GAMA):

<http://geotracker.waterboards.ca.gov/gama/>

3) State Water Resources Control Board (SWRCB), Water Data Library (WDL):

<http://www.water.ca.gov/waterdatalibrary/>

PROJECT SITE INFORMATION	
PROJECT ADDRESS:	ASSESSOR'S PARCEL NUMBER (APN):
IS THE PROJECT SITE AS A HAZARDOUS WASTE OR CLEAN UP SITE: DTSC : <input type="checkbox"/> YES <input type="checkbox"/> NO CASE FILE: _____ DATE OF LIST: _____ GAMA: <input type="checkbox"/> YES <input type="checkbox"/> NO CASE FILE: _____ DATE OF LIST: _____ SWQCB WDL: <input type="checkbox"/> YES <input type="checkbox"/> NO CASE FILE: _____ DATE OF LIST: _____	
APPLICANT'S NAME/ADRESS:	PROPERTY OWNER'S NAME ADDRESS:
APPPLICANT'S PHONE / EMAIL:	
APPLICANT'S SIGNATURE	DATE SIGNED:



City of Santee
Development Services Dept.
10601 Magnolia Avenue
Santee, CA 92071-1222
(619) 258-4100

OWNERSHIP DISCLOSURE STATEMENT

Project Title:

Project No. *For City Use Only*

Project Address:

Legal Status (please check):

- ☐ Corporation (☐ Limited Liability –or- ☐ General) What State? _____
Corporate Identification No.: _____
☐ Partnership (list names below) ☐ Individual

(Type or Print Name of Partner)

(Type or Print Name of Partner)

(Type or Print Name of Partner)

(Type or Print Name of Partner)

Please list below the owner(s) and tenants(s) (if applicable) of the above referenced property. The list must include the names, titles and addresses of all persons who have an interest in the property, recorded or otherwise, and state the type of property interest (e.g., tenants, if known, who will benefit from the permit, all individuals, all corporate officers, and all partners in partnership who own the property). **Note:** The applicant is responsible for notifying the Project Manager of any changes in ownership during the time the application is being processed or considered. Changes in ownership are to be given to the Project Manager at least thirty days prior to any public hearing on the subject property.

Name (type or print):

Name (type or print):

Title/Property Interest (type or print):

Title/Property Interest (type or print)

Street Address:

Street Address:

City/State/Zip:

City/State Zip:

Phone No.: **Fax No.:**

Phone No.: **Fax No.:**

Signature:

Signature: